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October 6, 1964

75% RESIDENTIAL REHABILITATION PROPOSED IN \$80 MILLION
SOUTH END RENEWAL PLAN

PRESS RELEASE

BOSTON
REDEVELOPMENT
AUTHORITY



City Hall Annex
Boston Eight,
Massachusetts

telephone
617-227-4270

An urban renewal plan for the South End that would save 75% of existing residential structures was described last night to the Urban Renewal Committee of the South End Planning Council in a meeting held in the BRA Site Office at 72 Warren Avenue in the South End.

Developed in cooperation with neighborhood residents, the proposed plan calls for the investment of an estimated \$88 million in a carefully staged program of public and private improvements designed to stabilize the South End as a desirable residential community.

In addition to proposing that the vast majority of existing housing units be saved and rehabilitated, the plan calls for the extensive construction of new housing, including housing for the elderly, and also for the creation of new industrial sites located outside the residential community.


Under the plan, a total of some 3350 new housing units would be built. 2850 would be relocation housing built by non-profit or limited dividend groups. Housing would be constructed initially on land now vacant so that new housing would be provided prior to any major relocation.

Throughout the 8 to 10 year life of the renewal program envisaged by the plan, according to the B.R.A. planning staff, the objective would be to provide as much private, lower and moderate income housing as possible so that all residents who wished could remain in this community. Indeed, the population will increase.

The residential community would be further strengthened by the creation near the heart of the district of a new community center. In addition to new and rehabilitated housing and commercial facilities, existing churches and institutions, this would provide new recreation space including a proposed year-round indoor-outdoor swimming pool, and a community school.

To separate the residential from the commercial, industrial and institutional section in the South End, the plan would at the same time establish Harrison Avenue as a boundary line, to prevent further shrinking of the residential area. All non-residential development would be oriented eastward from Harrison Avenue in the direction of the Southeast Expressway, with major new industrial development planned for the Fort Point Channel or Roxbury Canal now being filled in.

West of Garrison Avenue, Tremont Street would become the main shopping artery of the strengthened residential neighborhood and would be extensively landscaped with traffic improvements designed to upgrade its entire length to resemble Tremont Street as it runs along the Boston Common.



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To separate the residential from the commercial, industrial and institutional section in the South End, the plan would at the same time establish Harrison Avenue as a boundary line, to prevent further shrinking of the residential area. All non-residential development would be oriented eastward from Harrison Avenue in the direction of the Southeast Expressway, with major new industrial development planned for the Fort Point Channel or Roxbury Canal now being filled in.

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THE UNIVERSITY OF CHICAGO
CHICAGO, ILL. 60637

On the other hand, it is not possible to say that the
University of Chicago is a "free" university. It is
a university in the sense that it is a place where
the highest quality of scholarship is pursued, and
where the most advanced knowledge is being created.

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The plan also proposes:

Construction of four new elementary, and one new intermediate school;

Construction of seven new playgrounds and three new indoor recreation buildings -- with community activity facilities also provided in the four new elementary schools;

Construction of a modern library to replace the South End branch now located in the Williams Municipal Building;

Improvements to Carter Playfield and the replacement of the Rotch Playfield now located in a heavily industrial area;

Landscaping of Washington Street;

Widening of Dover Street to connect with Berkeley Street to siphon east-west traffic off residential streets;

Construction of a service road system along the railroad right of way from Dartmouth Street to Herald Street to prevent traffic from the Copley Square Interchange of the Turnpike from destroying residential neighborhoods;

Construction of a South End bypass route along the N.Y., N.H. and H. Railroad line to protect the South End from traffic generated by Prudential Center and other causes;

When this bypass is completed, the plan proposes that Columbus Avenue be closed on its southerly end a series of small parks and off-street parking areas developed on part of the right of way so as to benefit residential neighborhoods on both sides of Columbus Avenue.

The entire plan calls for the investment of public funds of \$38,200,000 in the rejuvenation of the South End, and anticipates that private construction and rehabilitation will come to an additional \$50 million.

Nearly 155 meetings have been held throughout the South End area for the purpose of acquainting South End residents with the Urban Renewal process in general terms. Monday night's meeting was the first at which the specific plan for the South End district was shown.

The B.R.A. staff has tried to incorporate in the plan the recommendations it received in the neighborhood meetings.

If general approval of the plan is given by the Urban Renewal Committee of the South End Planning Council, it will then be presented to each of the sixteen neighborhood associations for their review and comment. In addition, it will be shown to the various business, commercial and institutional interests.

Relocation of an estimated 1500 families would be staged over a period of several years tied in with the availability of new and rehabilitated housing.

A substantial number of liquor licenses will be displaced if the plan is to achieve its objectives. Because of the difficulty of relocating many of these premises, legislation is being prepared to provide for compensation to those unable to relocate.

PRESS RELEASE

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The plan also provides:

Construction of four new elementary schools and one new intermediate school;
Construction of seven new playgrounds and three new indoor recreation buildings -- with community activity facilities also provided in the four new elementary schools;
Construction of a modern library to replace the South End branch now located in the William Brewster building;
Improvement to Carter High School and the replacement of the South High School now located in a heavily industrial section;
Reconstruction of Washington Street;

Widening of South Street to connect with Broadway Street to lighten east-west traffic on commercial thoroughfare;
Construction of a modern road system along the railroad right of way from Downtown Street to South Street to provide easy access from the City's major thoroughfare to the various local shopping centers and business districts;
Reconstruction of a South End playground near the U.S.N.S. and N. Railroad line to provide the South End with a public recreation center;
Recreation by recreational centers and other projects;

When this program is completed, the plan provides that Columbia Avenue be widened to its present width and a series of small parks and all-around working areas developed on parts of the right of way so as to create a residential neighborhood for the betterment of the South End;
The entire plan calls for the investment of public funds of \$10,000,000 in the reconstruction of the South End, and anticipates that private construction and rehabilitation will cost an additional \$50 million.

Twenty-five meetings have been held throughout the South End since the purpose of reconstructing South End conditions with the urban renewal program in general terms. Monday night's meeting was the first at which the specific plan for the South End district was shown.

The R.E.U. staff has tried to incorporate in the plan the suggestions of the residents in the neighborhood meetings. It is hoped that the plan is given to the Urban Renewal Commission of the South End Planning Council. It will then be presented to each of the various neighborhood associations for their review and comment. In addition, it will be shown to the various business, commercial and recreational interests.

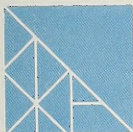
Reconstruction of an estimated 1500 families would be staged over a period of several years and in with the neighborhood improvement program.

Because of the many social problems long known to exist in the South End, a special "human renewal" effort linked with the war against poverty will be developed by ABCD (Action for Boston Community Development).

PRESS RELEASE

South End Project Director, Richard R. Green and the project staff are working out of a newly established site office at 72 Warren Avenue in order to be readily available to answer questions from the South End.

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10/13/64

Because of the many social problems known to exist
in the South and a general feeling of unrest
with the war against Germany will be developed by the
League for Southern Community Development.
Social and Project Director, Richard E. Green and the
Project staff are working and are ready to establish a
office at 1110 North Avenue in order to be readily available
to answer questions from the South Sea.

Project
Director
Richard E. Green



Project
Director
Richard E. Green

Project
Director
Richard E. Green

10/1/54